



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013

Web: <http://www.nottingham-nh.gov> Email: plan.zone@nottingham-nh.gov

SUBDIVISION APPLICATION – PLANNING BOARD

Subdivision Type: Conventional ___ Open Space LLA ___

Concurrent- Subdivision / Site Plan Review: Y/N? N

Amendment to Approval: Y/N? N

Total Acreage: 102.77	Current Use Acreage: Unknown at this time	# of Proposed Lots: 25
Project Address: Smoke Street & Fort Hill Road		
Zoning District(s): Residential Agricultural		
Overlay District(s): Aquifer & Wetlands	Map(s): 23	Lot (s): 11
Project Narrative: (<i>Please attach a separate sheet with the project description of pre- and post-conditions</i>)		

DOCUMENTS TO SUBMIT: (All documents shall be provided in Adobe PDF format as well)

<p>Y-N/A</p> <p><input checked="" type="checkbox"/> () Project Narrative</p> <p><input checked="" type="checkbox"/> () Form A “Abutters List” (filed no earlier than 5 days within submittal of this application with 3 labels per address on address labels - same size as Avery 5160/8160)</p> <p><input checked="" type="checkbox"/> () Form B “Authorization to Enter Upon Subject Property”</p> <p><input checked="" type="checkbox"/> () Form C “Owner’s Authorization for Representation”</p> <p><input checked="" type="checkbox"/> () Form D “Request For Waiver(s)”</p> <p>() () Form E “Certification of Monument Installation”</p> <p><input checked="" type="checkbox"/> () Form F “Application Checklist”</p> <p><input checked="" type="checkbox"/> () Two (2) sets of 24”x36” plans</p> <p><input checked="" type="checkbox"/> () Ten (10) sets of 11”x17” plans</p> <p>Note: Applicant must submit fee at time of submission – see “Application Fee Schedule” form</p> <p>Note: All documents shall be provided in Adobe PDF format as well</p>

INTERNAL USE ONLY:

Case#:	Project Name: Residences at Fort Hill	Date Received:
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Town of Nottingham

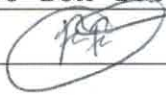
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OWNER'S AUTHORIZATION FOR REPRESENTATION

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:
Christopher Berry & BS&E to represent me/us and apply for the required approval(s) from the Planning Board in the Town of Nottingham, New Hampshire for the following:

Property Address: Smoke Street & Fort Hill Road

Property Map/Lot: Tax Map 23, Lot 11

Name of Owner 1	Frederick Fernald	
Address	PO Box 1805, Wolfeboro, NH 03894	
Signature		Date 3-20-23

Name of Owner 2		
Address		
Signature		Date

Name of Owner 3		
Address		
Signature		Date

Name of Owner 4		
Address		
Signature		Date

Case#

Project Name

Date

SUBDIVISION APPLICATION – Continued

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

Owner 1: Frederick Fernald
Company:
Phone: 1-207-337-4320 Fax: E-mail: Owlridgebuilders@gmail.com
Address: PO Box 1805, Wolfeboro, NH 03894

3-20-23

Owner 1 Signature

Date

Owner 2:
Company:
Phone: Fax: E-mail:
Address:

Owner 2 Signature

Date

Owner 3:
Company:
Phone: Fax: E-mail:
Address:

Owner 3 Signature

Date

Applicant (if different from owner): Joe and Dawn Fernald
Company: Owl Ridge Builders
Phone: 1-207-337-4320 Fax: E-mail: owlridgebuilders@gmail.com
Address: 104 Raymond Road, Nottingham, NH 03290

Developer:
Company: Same
Phone: Fax: E-mail:
Address:

Surveyor/Engineer: Kenneth A. Berry PE, LLS Christopher R. Berry Project Manager
Company: Berry Surveying & Engineering
Phone: 603-332-2863 Fax: E-mail: crberry@metrocast.net
Address: 335 Second Crown Point Road, Barrington, NH 03825



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AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Planning Board and such agents or employees of the Town as the Nottingham Planning Board may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests, and/or inspections conducted on my/our property in connection with this application. This authorization expires in one year from date of signature.

Property Owner 1

Signature

3-20-23

Date

Property Owner 2

Signature

Date

Property Owner 3

Signature

Date

Property Owner 4

Signature

Date

ABUTTERS LIST

* APPLICANT MUST PRINT THREE (3) ADDRESS LABELS PER ABUTTER INCLUDING THE APPLICANT, OWNER, AND PROFESSIONAL(S)*

1. OWNER 1 INFORMATION:

Printed Name: _____ Telephone: _____

Address: _____

2. APPLICANT INFORMATION:

Printed Name: _____ Telephone: _____

Address: _____

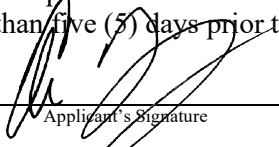
3. PROFESSIONAL(S) INFORMATION:

Printed Name: _____ Telephone: _____

Address: _____

Abutter Information					
	Map:	Lot:	Sub lot:	Name:	Address:
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					

I, Christopher Berry, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutters list and that the information was obtained from the Nottingham Assessing Office no more than five (5) days prior to the date of this application.



Applicant's Signature

3-20-23

Date

Please attach a separate sheet with additional abutters, if necessary



REQUEST FOR WAIVER(S)

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.**

<i>OWNER</i>		
Tax Map: 23	Lot: 11	Sub-Lot:
Property Address: Smoke Street and Fort Hill Road		
Zoning District(s): Residential-Agricultural District		
Name of Owner 1: Frederick Fernald		
Address of Owner 1: PO Box 1805, Wolfeboro, NH 03894		
<i>APPLICANT</i>		
Name (if different from owner): Joe and Dawn Fernald, Owl Ridge Builders		
Phone Number: 1-207-337-4320		Email: Owlridgebuilders@gmail.com

I, Christopher R. Berry, Applicants Agent, request the following waiver(s) to the Town of Nottingham Subdivision Regulations for the above application:

REQUEST FOR WAIVER(S)			
Article	Section	Title/Heading	Reason for Waiver

Applicant Signature
3-20-23
Date

Please attach a separate sheet with additional waiver requests, if necessary

APPLICATION CHECKLIST

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Nottingham Subdivision Regulations and must be submitted along with all application documents. Applicant shall be responsible for all requirements specified in the Nottingham Subdivision Regulations even if said requirements are omitted from this checklist.

Applicant shall be responsible for providing all the information listed in the column below entitled "Subdivision". Applicant should place an "x" in each box to indicate that this information has been provided. If an item is considered not applicable, the "N/A" box should be marked. Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Application Requirements	Subdivision		Office Use	
	Provided	N/A	Provided	N/A
Check the Appropriate Box or Boxes Below: <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Conventional or Open Space See Sections I & II See Sections I & II, III, IV, & V				
Section I. General Requirements				
1. Completed application form	x			
2. Completed abutters list	x			
3. Payment of all required fees	x			
4. Two (2) sets of plans 24"x36" and ten (10) sets of plans 11"x 17" submitted with all required information in accordance with the regulations and this checklist	x			
5. Copies of any proposed easement deeds, protective covenants, or other legal documents				
6. Project narrative on a separate sheet	x			
7. Any requested waiver(s) submitted with reason in writing	x			
8. Technical reports and supporting documents (see Section IX & X of this checklist)	x			
9. Completed application checklist	x			
Section II. General Plan Information				
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations	x			
2. Title block information:	x			
a) Drawing title	x			
b) Name of subdivision	x			
c) Location of subdivision	x			
d) Tax map & lot numbers of subject parcel(s)	x			
e) Name & address of owner(s)	x			
f) Date of plan	x			
g) Scale of plan	x			
h) Sheet number	x			
i) Name, address, & telephone number of design firm	x			
j) Name & address of applicant	x			
3. Revision block with provision for amendment dates	x			
4. Planning Board approval block provided on each sheet to be recorded	x			
5. Certification block (for engineer or surveyor)	x			

To Be
Provided

Case#

Project Name

Date

6. Match lines (if any)	<input checked="" type="checkbox"/>			
7. Zoning designation of subject parcel(s) including overlay districts	<input checked="" type="checkbox"/>			
8. Minimum lot area, frontages & setback dimensions	<input checked="" type="checkbox"/>			
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	<input checked="" type="checkbox"/>			
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	<input checked="" type="checkbox"/>			
11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities, If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."	<input checked="" type="checkbox"/>			
12. Note identifying which plans are to be recorded and which are on file at the Town.	<input checked="" type="checkbox"/>			
13. Note the following: "All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	<input checked="" type="checkbox"/>			
14. North arrow	<input checked="" type="checkbox"/>			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input checked="" type="checkbox"/>			
16. Plan and deed references	<input checked="" type="checkbox"/>			
17. The following notes shall be provided:	<input checked="" type="checkbox"/>			
a) Purpose of plan	<input checked="" type="checkbox"/>			
b) Existing and proposed use	<input checked="" type="checkbox"/>			
c) Water supply source (name of provider (company) if offsite)	<input checked="" type="checkbox"/>			
d) Zoning variances/special exceptions with conditions		<input checked="" type="checkbox"/>		
e) List of required permits and permit approval numbers	<input checked="" type="checkbox"/>			
f) Vicinity sketch showing 1,000 feet surrounding the site	<input checked="" type="checkbox"/>			
g) Plan index indicating all sheets	<input checked="" type="checkbox"/>			
18. Boundary of entire property to be subdivided	<input checked="" type="checkbox"/>			
19. Boundary monuments	<input checked="" type="checkbox"/>			
a) Monuments found	<input checked="" type="checkbox"/>			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>			
c) Monuments to be set	<input checked="" type="checkbox"/>			
20. Existing streets:	<input checked="" type="checkbox"/>			
a) Name labeled	<input checked="" type="checkbox"/>			
b) Status noted or labeled	<input checked="" type="checkbox"/>			
c) Right-of-way dimensioned	<input checked="" type="checkbox"/>			
d) Pavement width dimensioned	<input checked="" type="checkbox"/>			
21. Municipal boundaries (if any)	<input checked="" type="checkbox"/>			
22. Existing easements (identified by type)	<input checked="" type="checkbox"/>			
A. Drainage easement(s)		<input checked="" type="checkbox"/>		
B. Slope easement(s)		<input checked="" type="checkbox"/>		
C. Utility easement(s)	<input checked="" type="checkbox"/>			
D. Temporary easement(s) (Such as temporary turnaround)		<input checked="" type="checkbox"/>		
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)	<input checked="" type="checkbox"/>			
F. Vehicular & pedestrian access easement(s)	<input checked="" type="checkbox"/>			
G. Visibility easement(s)	<input checked="" type="checkbox"/>			
H. Fire pond/cistern(s)	<input checked="" type="checkbox"/>			
I. Roadway widening easement(s)		<input checked="" type="checkbox"/>		

J. Walking trail easement(S)		X		
K. Other easement(s) Note type(s)	X			
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	X			
24. Area of each lot (in acres & square feet):	X			
a) Existing lot(s)	X			
b) Contiguous upland(s)	X			
25. Wetland delineation (including Prime Wetlands):	X			
a) Limits of wetlands	X			
b) Wetland delineation criteria	X			
c) Wetland Scientist certification	X			
26. Owner(s) signature(s)	X			
27. All required setbacks	X			
28. Physical features	X			
a) Buildings	X			
b) Wells	X			
c) Septic systems	X			
d) Stone walls	X			
e) Paved drives	X			
f) Gravel drives	X			
29. Location & name (if any) of any streams or water bodies	X			
30. Location of existing overhead utility lines, poles, towers, etc.	X			
31. Two-foot contour interval topography shown over all subject parcels	X			
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	X			
Section III.				
Proposed Site Conditions Plan				
(Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	X			
2. Proposed lot configuration defined by metes & bounds	X			
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	X			
a) Drainage easement(s)	X			
b) Slope easement(S)	X			
c) Utility easement(s)	X			
d) Temporary easement(s) (such as temporary turnaround)	X			
e) Roadway widening easement(s)	X			
f) Walking trail easement(s)	X			
g) Other easement(s) Note type(s)	X			
4. Area of each lot (in acres & square feet):	X			
a) Total upland(s)	X			
b) Contiguous upland(s)	X			
5) Proposed streets:	X			
a) Name(s) labeled	X			
b) Width of right-of-way dimensioned	X			
c) Pavement width dimensioned	X			
6. Source and datum of topographic information (USGS required)	X			
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	X			
8. Soil Conservation Service (SCS) soil survey information	X			
9. Location, type, size & inverts of the following (as applicable):	X			
a) Existing water systems		X		

b) Existing drainage systems	x			
c) Existing utilities	x			
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	x			
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)	x			
12. Existing tree lines	x			
13. Existing ledge outcroppings & other significant natural features	x			
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Article 16 of the Subdivision Regulations	x			
Section IV.				
Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Nottingham Highway Department requirements, and Article 15 of the Subdivision Regulations	x			
1. Typical cross-section of roadway	x			
2. Typical driveway apron detail	x			
3. Curbing detail	x			
4. Guardrail detail		x		
5. Sidewalk detail		x		
6. Traffic signs and pavement markings	x			
7. Drainage structure(s)	x			
8. Outlet protection riprap apron	x			
9. Level spreader	x			
10. Treatments swale	x			
11. Typical section at detention basin	x			
12. Typical pipe trench	x			
13. Fire protection details	x			
14. Erosion control details	x			
15. Construction Notes	x			
a) Construction sequence	x			
b) Erosion control notes	x			
c) Landscaping notes	x			
d) Water system construction notes		x		
e) Sewage system construction notes		x		
f) Existing & finish centerline grades	x			
g) Proposed pavement – Typical cross-section	x			
h) Right-of-way and easement limits	x			
i) Embankment slopes	x			
j) Utilities	x			
Section V.				
Supporting Documentation If Required				
1. Stormwater management report	x			
2. Traffic impact analysis				
3. Environmental impact assessment				
4. Hydrogeological study				
5. Fiscal impact. study provided				
6. Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only)	x			
7. Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)	x			

To Be
Provided

Note: This checklist shall be completed and returned as part of the original application packet.